

024.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,168,700 / 1,168,700

USE VALUE:

1,168,700 / 1,168,700

ASSESSED:

1,168,700 / 1,168,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		HENDERSON ST, ARLINGTON

OWNERSHIP

Owner 1:	SEVERY RYAN & MARTHA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 69 HENDERSON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HENDERSON ST DEVELOPMENT LLC -

Owner 2: -

Street 1: 186 GREAT RD STE 10

Twn/City: BEDFORD

St/Prov: MA Cntry:

Postal: 01730

NARRATIVE DESCRIPTION

This parcel contains 7,808 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Vinyl Exterior and 2898 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7808		Sq. Ft.	Site		0	80.	0.84	1									523,392						523,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7808.000	645,300		523,400	1,168,700			16020
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/06/19		

1 of 1

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Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	16020
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:31:01
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Date	Result	By	Name
10/2/2019	SQ Returned	MM	Mary M
8/6/2019	Meas/Inspect	DGM	D Mann
6/24/2019	Permit Visit	DGM	D Mann
6/4/2019	Permit Visit	DGM	D Mann
7/21/2017	MEAS&NOTICE	HS	Hanne S
1/28/2009	Meas/Inspect	294	PATRIOT
10/30/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	6 - Colonial		Full Bath:	1	Rating: Average	A Bath:		Rating:	OF=BMT SINK.								
Sty Ht:	2T - 2 & 3/4 Sty		3/4 Bath:	3	Rating: Average	A 3QBth:		Rating:									
(Liv) Units:	1	Total: 1	1/2 Bath:		Rating:	A HBth:		Rating:									
Foundation:	1 - Concrete		OthrFix:		Rating:												
Frame:	1 - Wood		OTHER FEATURES														
Prime Wall:	4 - Vinyl		Kits:		Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1									
Sec Wall:		%	A Kits:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O										
Roof Struct:	1 - Gable		Fpl:		Rating:	Other											
Roof Cover:	1 - Asphalt Shgl		WSFlue:		Rating:	Upper											
Color:	GRAY								Lvl 2								
View / Desir:									Lvl 1								
GENERAL INFORMATION						RESIDENTIAL GRID											
Grade:	B+ - Good (+)		CONDO INFORMATION														
Year Blt:	2019	Eff Yr Blt:							Location:								
Alt LUC:		Alt %:							Total Units:								
Jurisdct:	G21	Fact: .							Floor:								
Const Mod:									% Own:								
Lump Sum Adj:									Name:								
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN		
Avg Ht/FL:	STD		Phys Cond:	AV - Average	1.0	%	Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster		Functional:			%	Interior:		1	7	4						
Sec Int Wall:		%	Economic:			%	Additions:										
Partition:	T - Typical		Special:			%	Kitchen:										
Prim Floors:	3 - Hardwood		Override:			%	Baths:										
Sec Floors:		%	Total:	1	%		Plumbing:										
Bsmnt Flr:	12 - Concrete						Electric:										
Subfloor:							Heating:										
Bsmnt Gar:							General:										
Electric:	3 - Typical																
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	2 - Gas																
Heat Type:	15 - H.V.A.C																
# Heat Sys:	1																
% Heated:	100		% AC:	100													
Solar HW:	NO		Central Vac:	NO													
% Com Wall:			% Sprinkled:														
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:			
SPEC FEATURES/YARD ITEMS												PARCEL ID 024-0-0005-0004.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:								Total:			